

## Harberton Parish Neighbourhood Plan (HNP)

7pm Thursday 7<sup>th</sup> December 2017 Harberton Parish Hall

In attendance: Geoff Broom, Ginny Davidson, Roger Hands, Nuala McDonnell, Alex Williams, Charlie Wynne.

Apologies: Sally Lougher, Geoff Broom (leaving early), Stanley Oldfield,

Public: 1,

Minutes: Cat Radford

### Agenda

1. **Apologies** were received as above.
  - 1.1 Record of two consecutive meetings missed None.
2. **New members to the steering group – consider electing new members to the steering group**  
There were none.
3. **Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.**

Name	Item	Detail	Action Taken
Geoff Broom	10.2	Owner of housing site 4	Noted. Site 4 was not discussed.
Roger Hands	10.2	Chartered Surveyor with potential business interests in the area	Noted.
Charlie Wynne	10.2	Owner of land adjacent to housing site 9	The member did not contribute to discussion on issues in relation to site 9.

4. **Consider approval of minutes of the last meeting** the minutes were approved as an accurate record
5. **Actions from minutes not included elsewhere on the agenda**
  - 5.1 Website update Charlie reported that the website has been updated with the new introduction. The PDF is update and the page itself is updated. The 'story so far' has been updated.
  - 5.2 Harberton Flooding Report Cat had circulated a report undertaken by Teignbridge District Council in 2003, identifying flood relief options and associated costs. It had not been made clear why the projects were not taken forward, however Devon County Councils officers suggest it was considered too expensive to progress. It was reiterated that an Environment Agency consultant had agreed to undertake a survey on measures that could be employed to reduce run off. The Parish Council has been awaiting an update. There was a discussion about flooding across the parish and effect of flood scheme Harberton may have on Harbertonford. It was suggested that the Parish Council commission an updated report, and ensure that the CLT scheme has sufficient plans to mitigate flooding.
6. **Consider comments from website – if any** None.
7. **Receive update from Parish Council meeting – if any** It was reported that the Parish Council would be reviewing an updated 'Terms of Reference' document for the Neighbourhood Plan steering group, which would be circulated to the steering group once it has been adopted.
8. **Summary of meeting with Winsland House developers** The open meeting held at 6pm was summarised for the minutes: The owner of the site has changed, the new owner is a company based in London that has appointed several new consultant agencies to develop new plans and take those plans forward. A preapplication process has begun with the target to submit a full application for approximately 70 homes in the spring of 2018.

The HNP reported to the developer's representatives that the Parish resident's questionnaire a high priority for affordable homes, social housing and houses suitable for the elderly. Members of the HNP requested the developer's representatives share any data collected about housing need in the region. The developer's representatives agreed to share technical reports with the HNP, and to comment on their appraisal on how proposed development might score against the HNP site assessment.

It was requested that if any development took place that priority for affordable housing and sheltered accommodation should be given to Harberton Parish residents.

9. **Continue review of site assessment** Charlie tabled a first draft of proposed conditions on HNP sites. It was proposed that there would be a list of conditions, that could be referenced within the site. It was discussed whether the conditions were becoming too prescriptive when other protection measures in place through planning requirements and other legislation. It was commented that the HNP would have the opportunity to add a local perspective, however it was felt that conditions would need to be enforceable. It was agreed that the document is reviewed to ensure that it corresponds to local, regional and national planning policy frameworks. **ACTION:** Nuala offered to review regional (Joint Local Plan) ones. Charlie agreed to the local (HNP) ones.

## 10. Plan revisions

### 10.1 Consider any tabled revisions to the Plan

- 10.1.1 **Tree Policy It was AGREED** to adopt the replacement wording that split the policy into two; one relating to trees within village curtilages and one relating to trees outside the village curtilages. It was also agreed to adopt additional text for the body of the plan, that relating to trees and woodland that the Devon biodiversity record centre have listed as having biodiversity value.

It was **AGREED** to amend the policy to make reference make to standard trees within hedgerows 'including standard trees within hedgerows'.

### 10.2 Continue review SHDC officer comments on draft plan

Page/Policy number	SHDC Officer comment	HNP response
P4	'Include a complete summary of up-to date JLP policy relevant for the Parish'	<b>ACTION:</b> Nuala agreed to compare JLP draft policies relevant to the HNP and produce a link.
P5	'Update to reflect JLP policy'	The JLP draft policies are likely to change therefore the HNP should schedule for examination at the time of the update to this document.
P6	'Refer to Site Assessments when completed'	In process.
P7	'See overall comments as discussed at the meeting on 27/04/17'	The HNP will continue to include the Winsland House site in the Plan as it was the most popular site in public consultation. This is the only site within the Parish large enough to support affordable homes, which is a high priority for the community.
P7 Policy H2	Update to reflect JLP Policy DEV8. But ensure that NP policies don't merely repeat existing policy	The JLP policy only requires a contribution of 6-10, most of HNP developments are not going to have this level of developments, and therefore need a policy to apply. Need to show required levels of housing need to be allocated within the parish and not across the South Hams generally.
P7	<i>Generally South Hams District Council planning policy...</i> 'And national policy in the NPPF'	Agree to include JLP and NPPF
P7 Policy H3	What do these policies add to JLP TTV31?	Need to take legal advice (when final version complete).
P8 Policy H5	How does this policy relate to JLP polices DEV20 - DEV22? How do you envisage them working together?	HNP committee don't see any conflict, but adds local texture. The policy concurs with points within the JLP, drawing out issues important to local people. Item v) responds to local issues around off-street parking.

<p>P10 Protected land</p>	<p>The best protection an NP can give to open spaces is to designate them as Local Green Spaces. However, they must fulfill the criteria set out in NPPF 76 and 77, and not all open space will be suitable. See guidance at <a href="http://mycommunity.org.uk/resources/neighborhood-planning-local-green-spaces/">http://mycommunity.org.uk/resources/neighborhood-planning-local-green-spaces/</a></p>	<p>It was commented that the section on protected land appears because the Parishioners said they wanted more public green space. Discussion about good design that includes amenity green spaces, however there are maintenance issues. HNP should consider if it is enforceable. Action Roger to speak to Martin Clayden for advice.</p> <p>Take legal advice as there may be practical problems with this.</p>
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12. **Agree next steps/next meeting agenda** Not discussed
13. **Any other business** Not discussed
14. **Confirm date and time of the next meetings** Thursday 25<sup>th</sup> January 2018